



PROPERTY INSPECTION REPORT

Sample Way, Orlando, FL 32803

INSPECTION PREPARED FOR: Howard Meeks

INSPECTOR: Howard Meeks

AGENT: Super Agent,
Keller Williams

DATE OF INSPECTION: 7/7/2019





Report Summary

On this page you will find, in **RED**, a brief summary of any **Critical** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires or active plumbing or roof leaks. The complete list of items noted is found throughout the body of the report, including normal maintenance items. **Be sure to read your entire report!**

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because the inspector does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

If there are no comments in **RED** below, there were no **Critical** system or safety concerns with this property at the time of inspection.

Roof		
Page 6 Item: 2	Roof Condition	<ul style="list-style-type: none"> The roof had cracked and/or broken concrete roof tiles that should be replaced to help prevent damage from moisture intrusion to the home materials, the roof structure and to prevent development of microbial growth such as mold. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repairs. Tiles along the rakes (sloped roof edges) were loose and fasteners were visibly protruding. Falling tiles can cause serious or fatal injury. The inspector recommends correction by a qualified roofing contractor.
Page 8 Item: 3	Flashing	<ul style="list-style-type: none"> Headwall flashing exhibited general severe corrosion and was rusted through in places. This condition is likely to allow roof leakage. Headwall flashing in this condition should be replaced immediately to avoid damage from roof leakage. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for replacement.
Attic		
Page 13 Item: 4	Roof Sheathing	<ul style="list-style-type: none"> The inspector observed discoloration on roof sheathing in the attic. Testing with a moisture meter revealed elevated moisture levels indicating active roof leakage. The source of the leak should be identified and corrected by a qualified roofing contractor.
Garage		
Page 17 Item: 7	Floors/Ceilings/Walls	<ul style="list-style-type: none"> Stains on the garage walls indicated moisture intrusion. The moisture meter showed elevated levels of moisture in the wall materials at the time of the inspection, indicating that intrusion has been recent. The source of moisture should be identified and the condition corrected to avoid damage to the home structure and materials and the development of conditions that may encourage microbial growth such as mold.
Electrical		
Page 20 Item: 1	Service Panel	<ul style="list-style-type: none"> In the service panel, there were two wires connected to a lug that only accepts 1 wire. This is a defective condition that should be corrected. Recommend repair by a licensed electrician.
Page 21 Item: 3	Sub-Panel	<ul style="list-style-type: none"> In this electrical panel, two wires were connected to a screw designed for only one wire. This is a defective condition that should be corrected by a qualified electrical contractor.
Plumbing		

Page 29 Item: 1	Plumbing	<ul style="list-style-type: none"> • Home water distribution pipes were Polybutylene. Polybutylene piping similar in appearance to piping in this home has been the subject of a national class action lawsuit involving certain polybutylene plumbing systems and polybutylene yard service lines installed between January 1, 1978 through July 31, 1995. <p>While scientific evidence is scarce, it is believed that oxidants in the public water supplies, such as chlorine, react with the polybutylene piping and acetyl fittings, causing them to scale, flake and become brittle. Micro-fractures result, and the structural integrity of the water distribution system is compromised. The system may become weak and fail without warning causing damage to the building structure and personal property.</p> <p>Throughout the 1980's lawsuits were filed complaining that allegedly defective manufacturing and installation caused hundreds of millions of dollars in damages. Although the manufacturers have never admitted that this material is defective, they agreed to fund the Class Action settlement with an initial and minimum amount of \$950 million. You'll have to contact the appropriate settlement claim company to find out if this property qualifies for a portion of this settlement. To find out more about this settlement visit http://www.pbpipe.com/faq_gnrl.htm#G11 The Inspector recommends evaluation of the water distribution pipes by a qualified plumbing contractor.</p>
Kitchen		
Page 41 Item: 8	Electrical	<ul style="list-style-type: none"> • An electrical receptacle in the kitchen had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.
Bathrooms		
Page 45 Item: 5	Sinks	<ul style="list-style-type: none"> • A faucet supply pipe connection beneath the bathroom sink was leaking at the connection and should be corrected to avoid cabinet damage. The Inspector recommends repair by a qualified plumbing contractor.



Inspection Details

Thank you for choosing Ocoee Home Inspections to perform this General Home Inspection. The inspection performed to provide data for this report was visual in nature only, and non-invasive. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. This inspection is not a guarantee or warranty of any kind, but is an inspection for system and major accessible component defects and safety hazards.

A property does not "Pass" or "Fail" a General Home inspection. An inspection is designed to reflect the visual condition of the home at the time of the inspection. Please feel free to contact me with any questions about either the report or the property, soon after reading the report, or at any time in the future!

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves. Be sure to take whatever actions are necessary before the expiration of your Inspection Object Deadline!

Do a Final Walk-Through. Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Please keep in mind that as home inspectors, we are generalists. It is impossible for us to have the same level of knowledge and experience, or to perform inspections of the different home systems to the same degree as would contractors specializing in each of those systems. Because performing research lies beyond the InterNACHI Standards of Practice, does not typically include confirmation of compliance with any manufacturer's recommended installation instructions, confirmation of property boundary limits or structure setbacks. Any comments on proper installation are by courtesy only. Although some conditions commented on in this report may be building code violations, identification of building code violations lies beyond the scope of the General Home Inspection. To understand more fully what is and is not included in a General Home Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors (InterNACHI) at www.nachi.org/sop. The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

Text Color Code:

BLACK- Denotes general/descriptive comments on the systems and components installed at the property. Items with no deficiencies found are listed here as well.

RED- Denotes a brief comment of significant deficient components or safety hazards which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary.

BLUE- Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance and other relevant resource information.

TEAL- Denotes recommendations or maintenance tips. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help at **407-633-1661** or **Ocoeehomeinspections@gmail.com**, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

Sincerely,
Howard Meeks

1. Time of Inspection

Inspection time:

- Inspection start time 9:30am
- Inspection end time 12pm

2. Home Type

Home Type:

- Single Family Home

3. Year of Original Construction

Year built:

- The home was originally constructed in approximately 1990

4. Square Footage

Size:

- 2,465 Sqft

5. Front of Structure Faces

Building Orientation:

- N/W

6. Attendance

In Attendance:

- Client present
- Buyer Agent present

7. Occupancy

Occupancy:

- The home was occupied by the sellers, who were absent from the home during the inspection.

8. Weather Conditions

Weather:

- During the inspection the weather was Sunny
- The temperature at the inspection was approximately 90 degrees
- During the 2 days preceding the inspection the weather was generally Sunny

9. Utilities

Utilities:

- All utilities were on at the time of the inspection.



Exterior Views

1. Exterior Views



Front



Left



Rear



Right



In accordance with the Standards of Practice pertaining to *Roof Systems*, this report describes the roof coverings, any need of correction, observed indications of active roof leaks, and the method used to inspect the roof. **The Inspector SHALL** inspect from ground level or the eaves: the roof-covering materials, the gutters, downspouts, vents, flashing, skylights, chimney, and other roof penetrations, and the general structure of the roof from the readily accessible panels, doors or stairs. **The Inspector is NOT** required to walk on any roof surface, predict the service life expectancy, inspect underground downspout drainage pipes, remove debris that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, walk any roof areas that appear, in the opinion of the inspector, to be unsafe or cause damage, perform a water test, warrant or certify the roof, confirm proper fastening or installation of any roof-covering material.

1. Method of Inspection

Observations:

- The Inspector inspected the roof and its components by walking the roof.

2. Roof Condition

Materials:

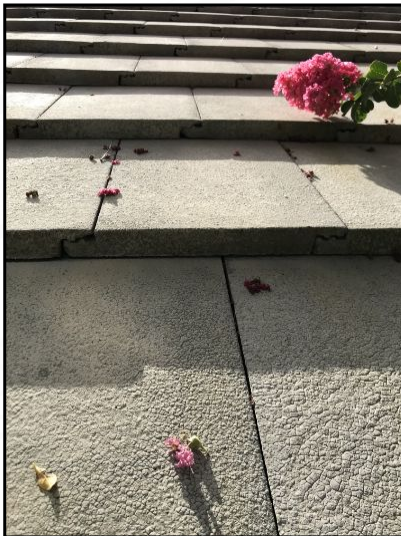
- Flat Concrete Tiles

Style:

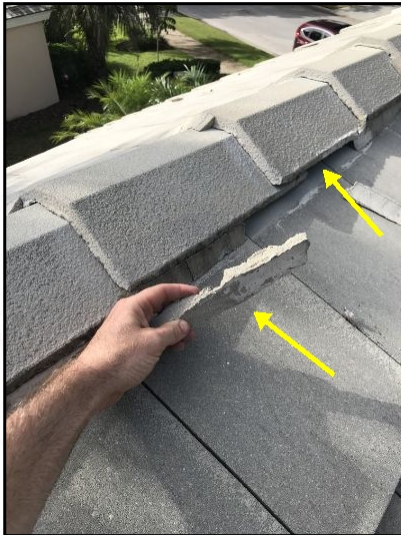
- Gable/Hip Combination

Observations:

- The roof had cracked and/or broken concrete roof tiles that should be replaced to help prevent damage from moisture intrusion to the home materials, the roof structure and to prevent development of microbial growth such as mold. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repairs.
- Tiles along the rakes (sloped roof edges) were loose and fasteners were visibly protruding. Falling tiles can cause serious or fatal injury. The inspector recommends correction by a qualified roofing contractor.



The roof had flat concrete tiles. These are original from when the home was built in 1990



Cap tiles need to be re-mortared



Loose rake tiles



Slipped tile. This is in the area that has the leak above the garage. I doubt this is the main cause of the leak. Most likely there is damage to the flashing underneath.



Broken tile





3. Flashing

Observations:

- Headwall flashing exhibited general severe corrosion and was rusted through in places. This condition is likely to allow roof leakage. Headwall flashing in this condition should be replaced immediately to avoid damage from roof leakage. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for replacement.



Flashing that has rusted through. This needs to be replaced or sealed up.

There are a few vents with damaged flashing that need to be replaced or sealed up.



Chimney flashing has areas of corrosion. These holes may be what's causing the leak.

4. Chimney

Observations:

- The Inspector observed no deficiencies in the portion of the chimney that extended above the roof.

5. Gutters

Observations:

- One or more gutter sections needed to be re-connected in order to properly control roof run-off. The Inspector recommends that work be performed by a qualified contractor.



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Structure

In accordance with the Standards of Practice pertaining to *Structures*, this report describes the foundation and methods used to inspect if crawl space is present, methods used to inspect the attic space if present, floor structure, wall structure, ceiling structure, roof structure, insulation in unfinished spaces. **The Inspector SHALL** inspect structural components including visible portions of the foundation, walls, posts, beams, columns, joists, trusses and framing, interior walls, ceilings, floors, steps, stairways, railings, countertops and installed cabinets, garage doors and door operators, insulation and vapor retarders in unfinished spaces, ventilation of attics and foundation areas, mechanical ventilation systems. **The Inspector IS NOT** required to enter unsafe or unsanitary conditions, inadequate clearances or has the potential to damage ductwork, electrical components or stored items, provide any engineering or architectural service, offer an opinion as to the adequacy of any structural system, operate sump pumps with inaccessible floats, identify size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists spans or support beams.

1. Foundation

Configuration:

- Slab-on-grade

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the concrete slab-on-grade foundation. Most of the slab was not directly visible due to floor coverings.

2. Exterior Walls

Construction:

- Wood Framed
- The exterior walls were brick.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the exterior wall structures.

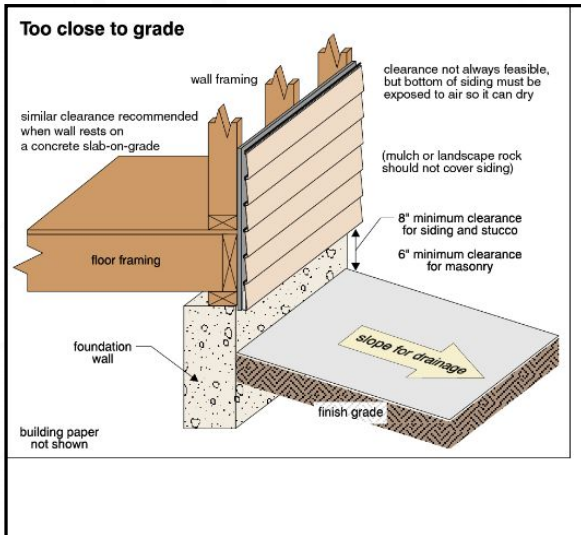
3. Stucco

Type:

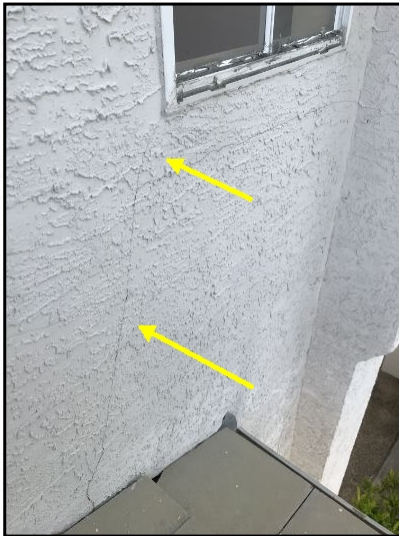
- The walls of the home were covered with hardcoat stucco over 2x4.

Observations:

- Stucco covering exterior walls of the home had inadequate clearance from grade. Stucco should terminate a minimum of 4 inches above grade. This condition may result in staining and deterioration of the lower portion of the wall stucco from moisture absorption.
- The inspector noted minor cracks in the stucco over wood frame. Being that this area is wood framed, the inspector recommends to have these cracks sealed and painted whenever they occur to keep moisture out. All work should be performed by a licensed technician.
- [Maintenance tip]-Stucco is a durable material that can last decades if maintained well. We recommend painting stucco every 5-10 years in Florida



Push mulch back away from the siding.



The inspector noted minor cracks in the stucco over wood frame. Being that this area is wood framed, the inspector recommends to have these cracks sealed and painted whenever they occur to keep moisture out. All work should be performed by a licensed technician



Unprofessional repair. Expanding foam will decay in sunlight. Recommend having a licensed professional repair this area



Attic

1. Access

Location:

- The attic was accessed by a ceiling-installed pull-down ladder in the garage .
- The Inspector evaluated the attic from inside the attic space.

2. Attic Views



3. Roof Framing

Type:

- The roof was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection. Roof trusses should never be cut or structurally altered in any way. Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.

Observations:

- The Inspector observed no deficiencies in the roof framing at the time of the inspection.

4. Roof Sheathing

Materials:

- Plywood

Observations:

- The inspector observed discoloration on roof sheathing in the attic. Testing with a moisture meter revealed elevated moisture levels indicating active roof leakage. The source of the leak should be identified and corrected by a qualified roofing contractor.



Active leak above the garage



Stains around the chimney. I could not test this with a meter but the ceiling below was wet in the upstairs bathroom.

5. Attic Ventilation

Type:

- Soffit vents only

Observations:

- The Inspector did not observe any deficiencies in the condition of the attic ventilation.
-

6. Duct Work

Materials:

- Flex Duct

Observations:

- The Inspector noted no deficiencies in the condition of the attic ductwork.
-

7. Electrical

Observations:

- The Inspector observed no deficiencies in the condition of electrical components visible in the attic at the time of the inspection.
-

8. Insulation

Materials:

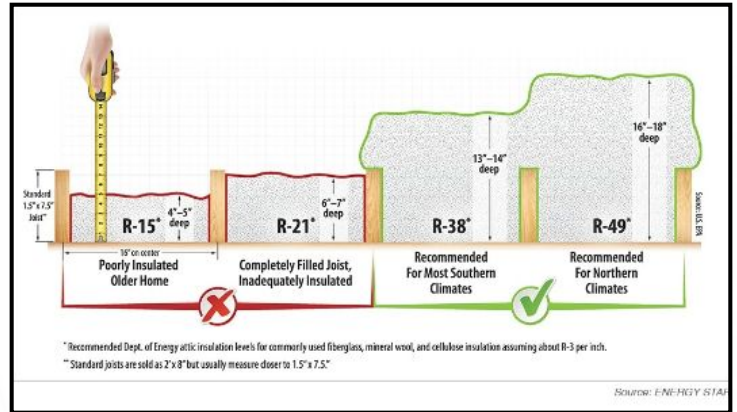
- Blown-in cellulose
- Fiberglass batts with kraft paper facing

Depth:

- Attic floor insulation depth averages 8 to 10 inches

Observations:

- Thermal insulation installed to limit heat gain and loss in the living space did not appear to meet widely-accepted modern standards. To reduce energy consumption and heating/cooling costs, the inspector recommends that additional thermal insulation be added to meet modern standards. A qualified insulation contractor should be able to advise you capably.



9. Exhaust Vent

Observations:

- The inspector noted no deficiencies in the condition of the exhaust vents.



Garage

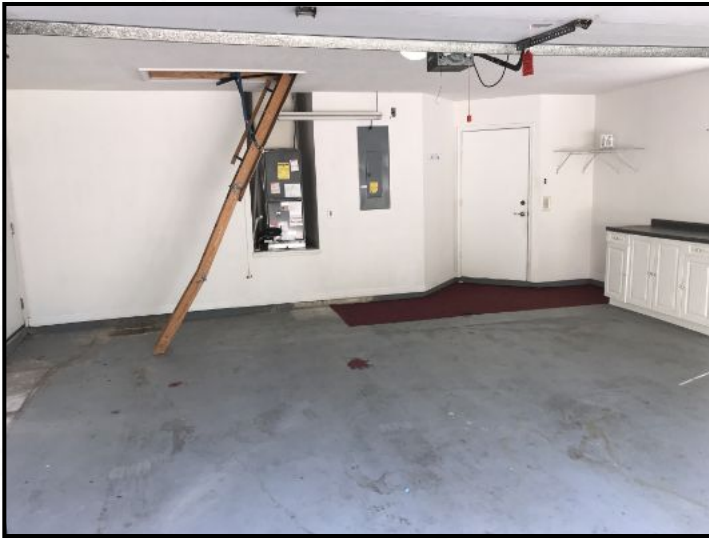
1. Garage

Materials:

- The home had a two-car attached garage

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the garage. Notable exceptions will be listed in this report.



2. Garage Door

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle doors.

3. Automatic Opener

Observations:

- The automatic garage door opener responded to the controls at the time of the inspection.

4. Garage Door's Reverse Status

Observations:

- The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

5. Electrical

Observations:

- Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection.

6. Door to Living Space

Observations:

- The door to the living space did not seal well against the weather stripping. This can lead to fumes from garage stored chemicals entering the living area. Recommend repair by a qualified handyman.



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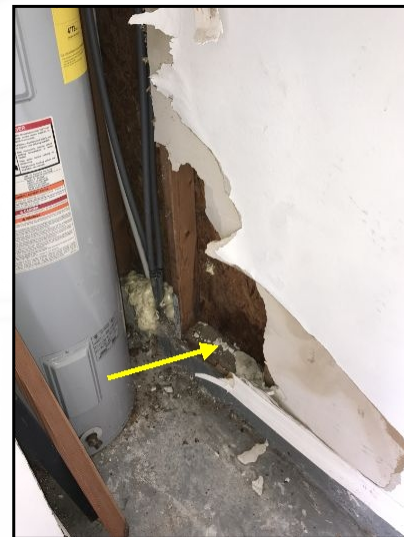
7. Floors/Ceilings/Walls

Observations:

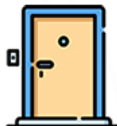
- The garage walls had severe damage visible at the time of the inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair.
- Stains on the garage walls indicated moisture intrusion. The moisture meter showed elevated levels of moisture in the wall materials at the time of the inspection, indicating that intrusion has been recent. The source of moisture should be identified and the condition corrected to avoid damage to the home structure and materials and the development of conditions that may encourage microbial growth such as mold.



Moisture meter detected the wall next to the water heater was wet. This may be from the siding being in contact with the soil and absorbing the moisture.



Wet area



Exterior Areas

In accordance with the Standards of Practice pertaining to *Exteriors*, this report describes the exterior wall coverings and trim. **The Inspector SHALL** inspect the siding, flashing and trim, all exterior doors, attached or adjacent decks, balconies, steps, porches and their associated railings, eaves, soffits, and fascias where accessible from the ground level, vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building, adjacent or entryway walkways, patios, driveways and exterior lighting. **The Inspector is NOT** required to inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings or exterior accent lighting, inspect items including window and door flashings that are not visible or readily accessible from the ground, inspect soil conditions, inspect recreational facilities, inspect seawalls, break walls or docks, inspect underground utilities, inspect underground items, inspect wells or springs, inspect solar systems, determine the integrity of thermal window seals, inspect proof of safety-type glass, inspect septic systems or cesspools, inspect playground equipment, inspect drain fields or dry wells, operate or evaluate remote-control devices, or test door or gate operators.

1. Exterior Trim/Soffits

Observations:

- At the time of the inspection, the door trim showed moderate weathering and deterioration commensurate with its age.



Wood decay around the exterior garage door

2. Exterior Electrical

Observations:

- At the time of the inspection, the inspector observed no deficiencies in the condition of the home exterior electrical receptacles.

3. Exterior Faucet

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

4. Exterior Lighting

Observations:

- At the time of inspection the inspector noted no deficiencies in the condition of the exterior lights.



Grounds

1. Grading

Observations:

- The grading around the home appeared to have adequate slope away from the foundation

2. Driveway

Materials:

- Concrete

Observations:

- The Inspector observed no deficiencies the driveway condition at the time of the inspection.

3. Irrigation System

Control Box Location:

- Exterior Wall

Observations:

- The inspector noted a few broken sprinkler heads. These should be replaced to avoid wasting water. All work should be performed by a qualified contractor.



Broken head



Inoperable head

4. Vegetation

Observations:

- No major system safety or functional concerns noted at time of inspection.
- **Maintenance Tip:** When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.



Electrical

In accordance with the Standards of Practice pertaining to *Electrical Systems*, this report describes the amperage rating of the service, location of main disconnects and sub panels, manufacture of service equipment panels and wiring method or type. **The Inspector SHALL inspect** the service entry, service entrance conductors, cables and raceways, service equipment and main disconnects, service grounding, interior components of service & sub panels, conductors, over current protection devices, all accessible installed lighting fixtures, switches and receptacles, GFCI & AFCI outlets, smoke & carbon monoxide detectors, report on the presence of solid aluminum branch circuit wiring, presence of electrical panels or components with a documented history of functional defects, presence of obsolete wiring or components, knob & tube wiring, fused over protection devices or ungrounded systems, and ungrounded receptacles, presence of unrated electrical components, presence of undersized wiring, double tapped wires, improperly protected wiring, presence of overheating electrical components, lack of grounding, faulty GFCI breakers, mixing low voltage with high voltage in panels, cabinets or conduits when visible. **The Inspector is NOT** required to inspect remote control devices unless the device is the only control device, security alarm systems and components, low voltage wiring, systems and components, ancillary wiring and systems not part of the primary electrical power distribution system.

1. Service Panel

Manufacturer:

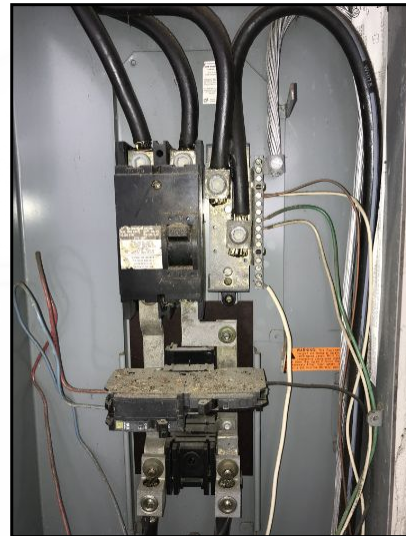
- The service panel brand was Square D.
- The main amp capacity of the service panel is 200.

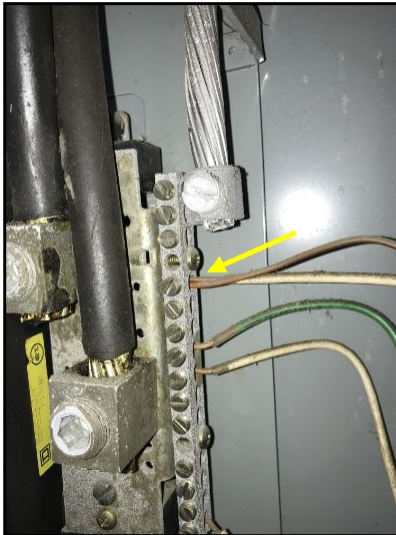
Panel Location:

- The electrical service panel was located Front entryway.

Condition:

- In the service panel, there were two wires connected to a lug that only accepts 1 wire. This is a defective condition that should be corrected. Recommend repair by a licensed electrician.



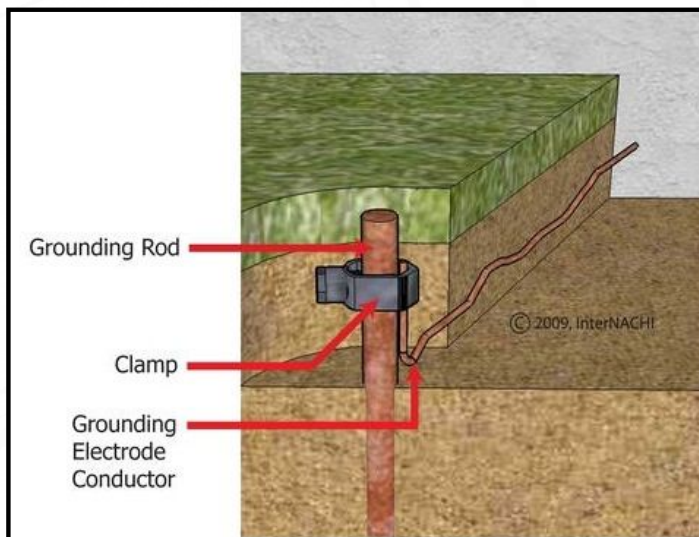


Double lugged neutral

2. Service Panel Grounding

Observations:

- The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service cabinet and exited the cabinet, disappearing into soil near the panel. The Inspector was unable to confirm proper connection to a grounding electrode. This condition is common because grounding electrodes are required by modern safety standards to be fully buried. Confirmation of proper, effective service grounding would require special instruments and the services of a qualified electrical contractor.



Ground wire has been cut off from the ground rod.

3. Sub-Panel

Manufacturer:

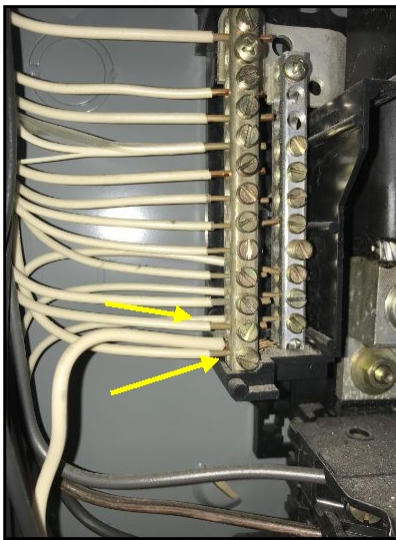
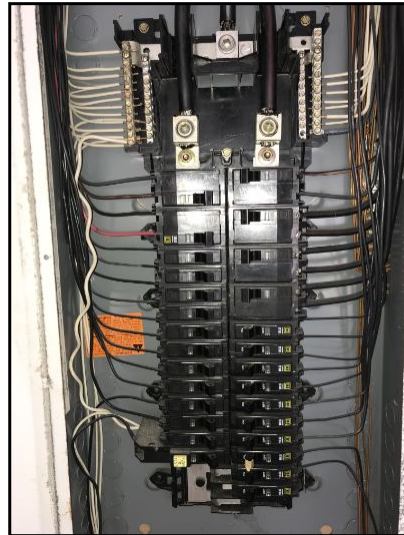
- This sub-panel brand was Square D.

Location:

- This sub-panel was located in the Garage.

Condition:

- In this electrical panel, two wires were connected to a screw designed for only one wire. This is a defective condition that should be corrected by a qualified electrical contractor.



Double lugged neutrals

4. Branch Wiring

Wiring Type:

- Copper

Condition:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of of visible branch wiring.



In accordance with the Standards of Practice pertaining to *HVAC systems*, the report describes the heating and cooling methods, energy source, heating system capacity, permanently installed components intended to improve air quality or enhance system function. **The Inspector SHALL inspect** the location of the air handler, improperly vented combustion vents, heat rise obtained during operation, condition of the condensing unit, evaporator coil when accessible, success or failure of the operator controls, type and condition of ductwork, temperature differential, presence or absence of functional condensate over flow shut-off devices, systems that are inoperable or fail to operate in the manner which was intended, conditions that will result in reduced component life expectancy or premature failure. **The Inspector IS NOT** required to inspect interiors of flues or chimneys, heat exchangers, solar space heating systems, electronic air filters, humidistats, determine cooling supply adequacy or distribution balance, determine indoor air quality, operate the air conditioning system or heat pump when ambient temperature poses the potential for damage to the system.

1. Air Conditioner

Manufacturer:

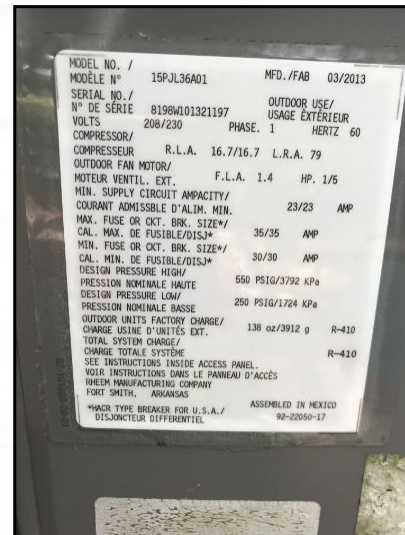
- The air-conditioner manufacturer was Rudd.
- The A/C system is a 3 ton system.
- The A/C system for the upstairs is a 2 ton system.

Age:

- The air-conditioner date of manufacture was 2013.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the air-conditioning system.



Both outside units were replaced in 2013



2. Air Handler

Type:

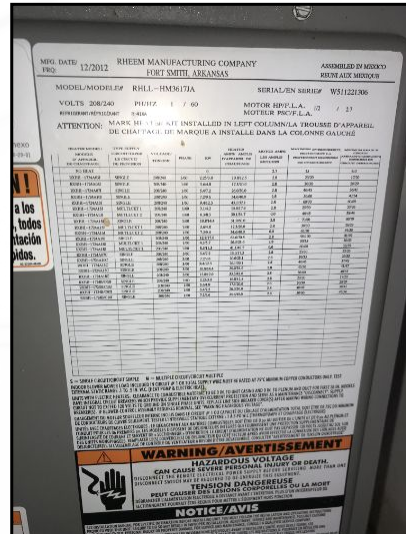
- Electric

Manufacturer:

- This air handler was manufactured by Rudd.
- The date of manufacture for the system was 2012.
- The Air Handler was located in the Garage.
- The Air Handler was located in the Hall Closet

Observations:

- At time of the inspection, the Inspector observed no deficiencies in the condition of this unit



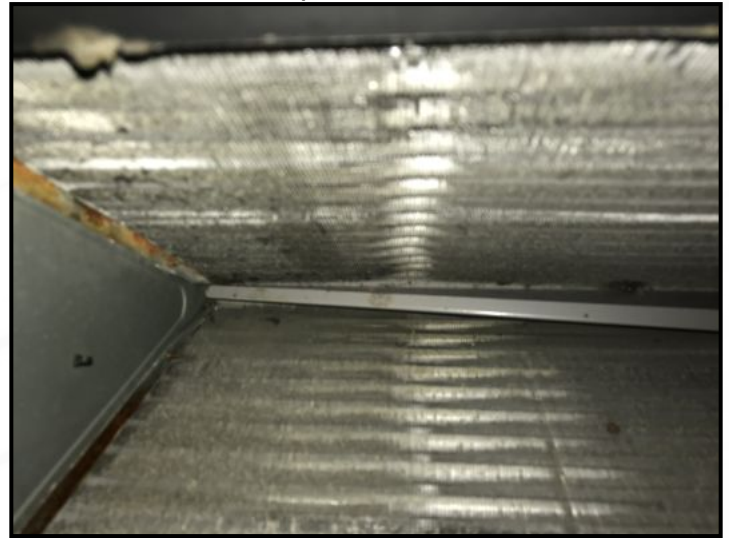
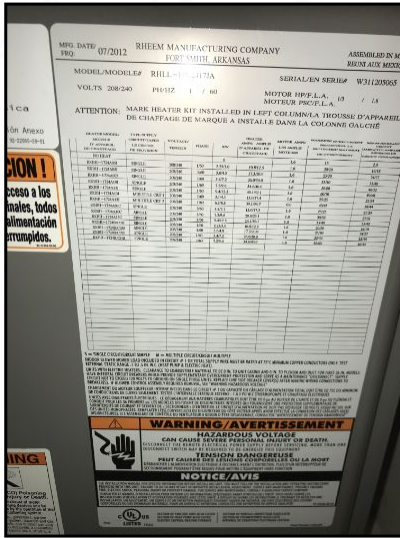
The HVAC system was replaced in 2013 with a permit date of 04/16/2013. Both units were functioning properly



Evaporator coils on the downstairs unit are clean



Upstairs unit



Evaporator coils on the upstairs unit are clean

3. Temperature Differential

Observations:

- The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.



The return temperature for the test was 72.9 degrees. Both systems produced an adequate temperature differential in both cooling and heating modes indicating they were working properly at the inspection.



Cooling temperature for the downstairs unit was 56.7 degrees



Heating temperature for the downstairs unit was 112.3 degrees.



Cooling temperature for the upstairs unit was 52.7 degrees

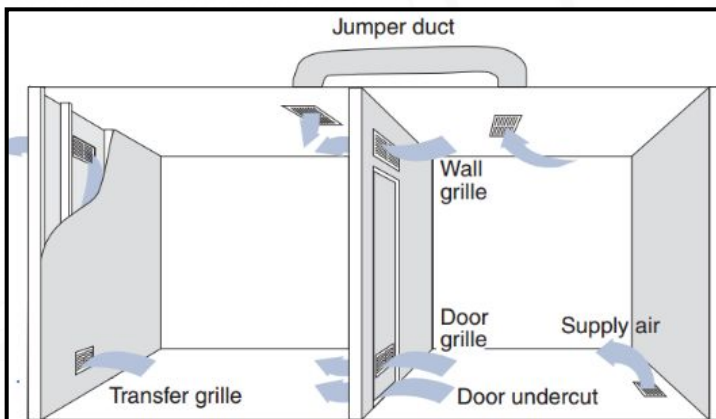


Heating temperature for the upstairs unit was 92.5 degrees.

4. Return Air

Observations:

- In some rooms, return air registers were not located in the same room as supply registers and the gap beneath the door leading to the area in which the return air register was located had less than the recommended minimum 1-inch gap. Door bottoms in rooms where this condition exists should be trimmed in order to maintain adequate air circulation and heating system performance. All work should be performed by a qualified contractor.



The bedroom doors do not have a large enough gap for proper return air. This will make the rooms get warm when the doors are closed. You can have some more material cut off the bottom of the door or you can add transfer grills above the doors to correct this

5. Thermostats

Type:

- Programmable

Location:

- Living Room
- Upstairs Hallway

Observations:

-
- The inspector noted no deficiencies in the condition of the thermostats for the HVAC system.



In accordance with the Standards of Practice pertaining to *Plumbing*, this report describes the plumbing materials. **The Inspector SHALL inspect** the interior water supply and distribution systems including fixtures, faucets and components not encased in floors, walls, ceilings or otherwise hidden from view, inspect drain, waste & vent systems, water heating equipment, shower stalls, vent systems, drainage sumps, sump pumps and related piping. **The Inspector SHALL describe** the water supply, drain, waste and vent materials, water heating equipment, location of main water and fuel shut-off valves and type of irrigation system. **The Inspector IS NOT** required to inspect wells or water storage equipment, water conditioning systems, solar heating systems, fire sprinkler systems, private waste disposal systems, determine whether waste disposal systems are public or private, the quality or quantity of the water supply, operate safety valves or shut-off valves.

1. Plumbing

Supply Material:

- Polybutylene

Drainage Material:

- PVC

Observations:

- Home water distribution pipes were Polybutylene.

Polybutylene piping similar in appearance to piping in this home has been the subject of a national class action lawsuit involving certain polybutylene plumbing systems and polybutylene yard service lines installed between January 1, 1978 through July 31, 1995.

While scientific evidence is scarce, it is believed that oxidants in the public water supplies, such as chlorine, react with the polybutylene piping and acetyl fittings, causing them to scale, flake and become brittle. Micro-fractures result, and the structural integrity of the water distribution system is compromised. The system may become weak and fail without warning causing damage to the building structure and personal property.

Throughout the 1980's lawsuits were filed complaining that allegedly defective manufacturing and installation caused hundreds of millions of dollars in damages. Although the manufacturers have never admitted that this material is defective, they agreed to fund the Class Action settlement with an initial and minimum amount of \$950 million. You'll have to contact the appropriate settlement claim company to find out if this property qualifies for a portion of this settlement. To find out more about this settlement visit http://www.pbpipe.com/faq_gnrl.htm#G11

The Inspector recommends evaluation of the water distribution pipes by a qualified plumbing contractor.



Polybutylene pipe

2. Water Pressure

Observations:

- Water pressure measured 80 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 80 psi.



3. Main Water Shut-off

Observations:

- No main water shutoff was found at the structure of the home. You can use the shutoff at the meter in case of emergency

4. Water Heater

Heater Type:

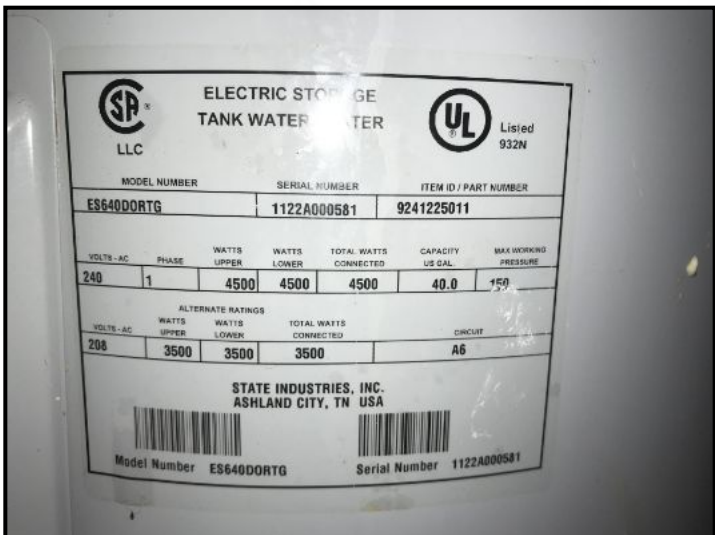
- This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

Manufacturer:

- Water heater brand- State.
- Location- Garage.
- Water heater capacity- 40 gallon.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.



Water heater was replaced in 2011



5. Propane Tank

Observations:

- Evaluation of propane tanks lies beyond the scope of the general Home Inspection. The propane tanks can be evaluated by the contractor supplying the home with propane.



Propane tanks for fireplace



Tanks were empty. Could not test fireplace function because of this.



In accordance with the Standards of Practice pertaining to *Pool Systems*, this report describes the type of pool or spa examined, conditions limiting or otherwise inhibiting the inspection such, and condition of the visible portions of systems, structures or components. **The Inspector SHALL** inspect pools, spa's, pumps, heaters, filters, ladders, railings, mechanical and electrical connections, safety barriers, enclosures, fencing, decks, patios and structures and drainage related to the inspected pool or spa. **The Inspector IS NOT** required to enter the pool, determine the adequacy of pool or spa jet water force, determine the structural integrity of the pool or determine leakage of any kind, evaluate thermostats, heating elements, chemical dispensers, water chemistry, chlorine generators, low voltage or computer controls, remote controls, timers, filter medium, sweeps or cleaners, pool covers, operate or evaluate filter backwash systems, turn on gas supplies or light pilot lights, examine accessories such as solar heating systems, aerators, air motors, fiber optic lighting, diving boards, skimmers, waterfalls, slides, and steps.

1. Pool General Condition

Observations:

- At time of inspection, the inspector noted a few deficiencies in the pool and its components. Notable items will be listed in the report



2. Structure Condition

Type:

- below ground

Materials:

- Concrete

Observations:

- The inspector noted no deficiencies in the condition of the visible portions of the pool structure.

3. Pump Condition

Manufacturer:

- Sta-Rite

Pump Type:

- Single Speed

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the swimming pool pump.
- Maintenance tip- Single speed pumps use a lot of electricity. I recommend upgrading to a variable speed pump when the time comes to replace the unit.



4. Plumbing System

Observations:

- The inspector noted that one or more knobs for the control valves was damaged or missing. Recommend repair

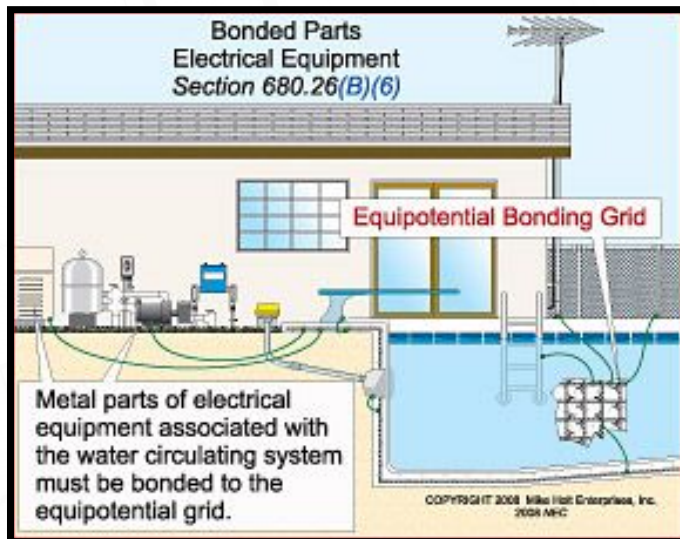


Broken control valve handle

5. Electrical

Observations:

- Some pool components were lacking or were not connected to the bonding system. This condition is a potential shock/electrocution hazards and should be corrected by a qualified contractor.

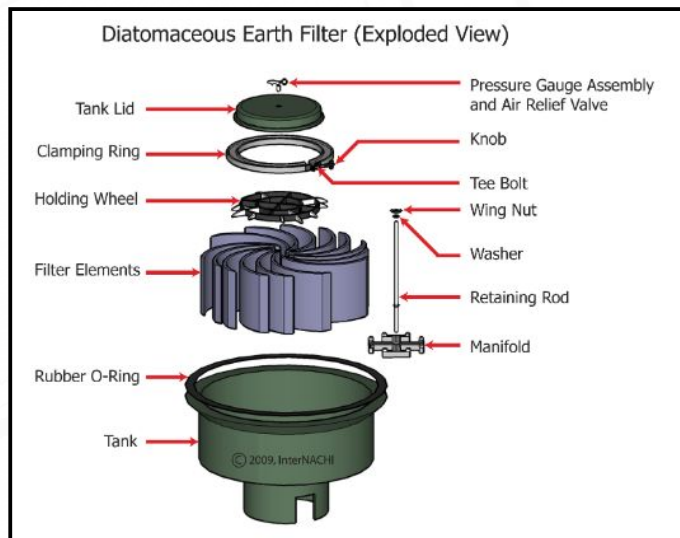


The pool enclosure is not connected to the bonding grid.

6. Filter

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the pool filtration system.
- The pool filtration system was a diatomaceous earth type.



7. Deck Condition

Observations:

- The inspector noted no deficiencies in the condition of the pool deck

8. Lights

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the pool lights.

9. Gate & Fence Condition

Observations:

- No protective barrier was installed around the pool. This condition is a potential danger to small children. The inspector recommends that a barrier compliant with modern safety standards be installed by a qualified contractor for safety reasons.

10. Pool Enclosure

Observations:

- The inspector noted that the screen door hardware was damaged. Recommend repair by a licensed technician.



Broken handle



Interior Areas

In accordance with the Standards of Practice pertaining to *Interiors*. **The Inspector SHALL** inspect walls, ceilings, and floors, steps, stairways, and railings, countertops and a representative number of installed cabinets, a representative number of doors and windows. **The Inspector is NOT** required to inspect paint, wallpaper, and other finish treatments, carpeting, window treatments, central vacuum systems, household appliance. If the home is occupied, the contents of the owner may conceal some areas/items. These are exempt from inspection. At the discretion of the inspector, all reasonable attempts are made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected.

1. Interior Condition

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the home interior. Notable exceptions will be listed in this report.
-

2. Ceiling Fans

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of ceiling fans in the home.
-

3. Closets

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the closets in general interior portions of the home.
-

4. Door Bell

Observations:

- The doorbell was inoperable at the time of the inspection. The Inspector recommends correction by a qualified electrical contractor.
-

5. Electrical

Observations:

- A few receptacles were missing a cover plate. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected by a qualified electrical contractor.



Missing cover plate in the living room

6. Smoke Detectors

Observations:

• The smoke detectors protecting sleeping areas were older and may not be functional. Although testing of smoke detectors lies beyond the scope of the General Home Inspection, the Inspector recommends that you have this and any other older smoke detectors tested and maintained, upgraded or replaced as needed. Hardwired smoke detectors should be replaced by a qualified electrical contractor.



Smoke detectors are old and probably original. I recommend replacing all of these

7. Stairs & Handrail

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of this staircase.

8. Fireplace

Location:

• Family Room

Type:

• Gas

Observations:

• The gas fireplace did not respond to the controls. It may be inoperable or it may be turned off at the primary controls. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).

Find a CSIA-certified inspector near you at <http://www.csia.org/search>

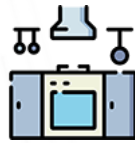


Could not test the fireplace due to the tanks being empty

9. Floors/Ceilings/Walls

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the community area floors/Ceilings/Walls in the home.



Kitchen

1. Kitchen Condition

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the kitchen. Notable exceptions will be listed in this report.



2. Cabinets/Counters

Observations:

- The kitchen cabinets had minor damage.



Damage to the cabinet

3. Range

Type:

- Electric

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the electric range. The self-cleaning and convection features were not tested.

4. Dishwasher

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher.
-

5. Disposal

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.
-

6. Microwave

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.
-

7. Refrigerator

Observations:

- At the time of inspection, the Inspector observed no deficiencies in the condition of the refrigerator.
-

8. Electrical

Observations:

- An electrical receptacle in the kitchen had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.



These outlets on the right side of the kitchen show an open ground. This should be corrected by a licensed electrician.



Tester showing open ground outlets

9. Sinks

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.



Bedrooms

1. Bedroom General Condition

Number of rooms:

- The house had a total 3 bedrooms.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bedrooms.



Master Bedroom



Bedroom 2



Bedroom 3

2. Ceiling Fans

Observations:

- All ceiling fans in the bedrooms were operable and appeared to be in serviceable condition at the time of the inspection.

3. Closets

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bedroom closets.

4. Electrical

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bedroom electrical.
-

5. Floors/Ceilings/Walls

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors/ceilings/walls in the bedrooms.



Bathrooms

1. Bathroom General Condition

Number of rooms:

- The house had a total of 3 bathrooms.

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the bathrooms. Notable exceptions will be listed in this report.



Half Bath



Master Bath



Hall Bath

2. Showers

Observations:

- Shower wall tiles were loose or missing at the time of the inspection.
- The shower tiles had areas of cracked grout that may allow moisture to penetrate the walls. Recommend sealing with silicone caulk



Tiles are caved in in the master bath shower. This is probably from water getting behind the tiles and causing decay on the drywall/cement board. Recommend repair by a qualified handyman.

3. Bath Tubs

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of bathtub components.



Jetted tub worked properly

4. Toilets

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the toilets.
-

5. Sinks

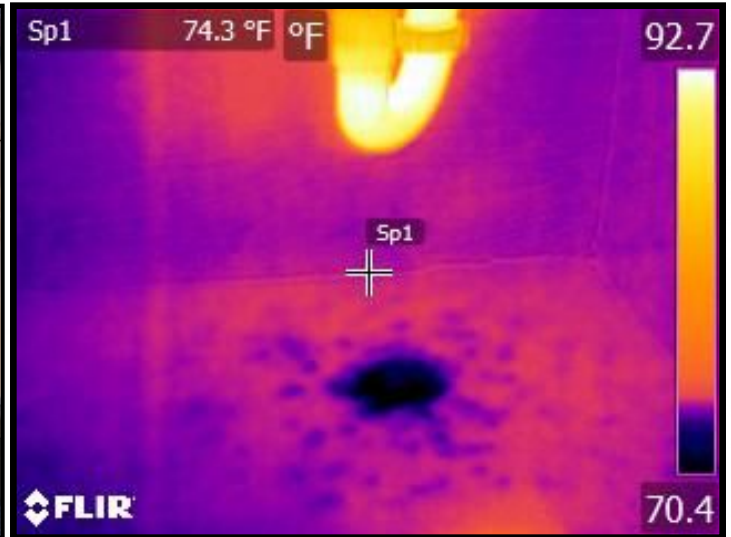
Observations:

- This bathroom sink was slow to drain. The blockage should be located and cleared by a qualified plumbing contractor.

- A faucet supply pipe connection beneath the bathroom sink was leaking at the connection and should be corrected to avoid cabinet damage. The Inspector recommends repair by a qualified plumbing contractor.



Sink on the right in the master bath is clogged



There is a leak under the left sink in the master bath.

6. Cabinets/Counters

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

7. Bathroom Ventilation

Observations:

- This bathroom had an operable source of ventilation at the time of the inspection.

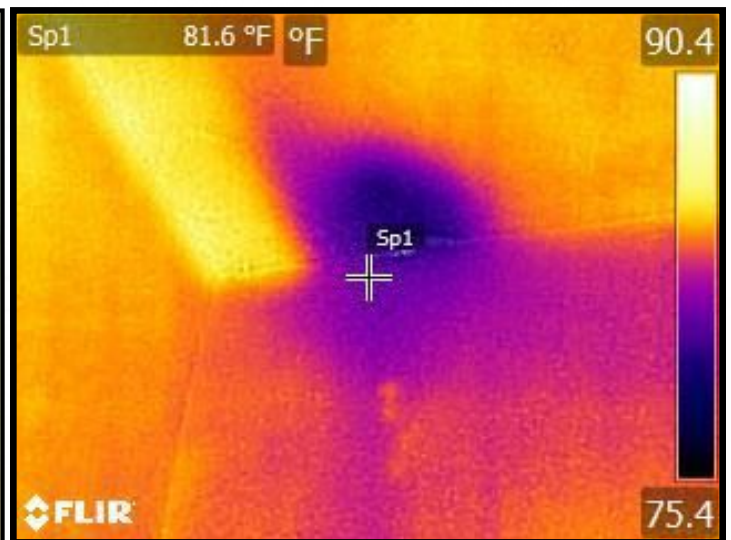
8. Ceilings

Observations:

- Stains on the ceiling in this bathroom visible at the time of the inspection appeared to be the result of roof leaks. The moisture meter showed elevated levels of moisture present in the affected areas at the time of the inspection, indicating that the leakage has been recent. The source of leakage should be identified and corrected, and the ceiling re-painted. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractors to discuss options and costs for correction and repair.



Stains on the ceiling in the upstairs bathroom



The ceiling in the upstairs bathroom was wet. This is right below the area around the chimney that was leaking

9. Electrical

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical receptacles in the bathrooms.

10. Floors/Ceilings/Walls

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the tile floors/ceilings/walls in the bathrooms



Laundry

1. Laundry Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the laundry room.



2. Washing Machine

Observations:

- At time of inspection the inspector noted no deficiencies in the condition of the washing machine.

3. Dryer

Type:

- Electric

Observations:

- At time of inspection the inspector noted no deficiencies in the condition of the dryer.



Doors & Windows

1. Exterior Doors

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of door exteriors.
-

2. Interior Door Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.
-

3. Window Condition

Materials:

- The home had single pane Aluminum windows.

Observations:

- The windows of the home were original single pane and functioned well given their age. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or upgrade to more energy efficient models.



MAJOR SYSTEMS REPORT+

DETAILED PROPERTY IMPROVEMENT HISTORY

REPORT SUMMARY

Part 1 of 3



This Major Systems Report+ contains the following information:

AT LEAST
19
YEARS AGO



Last Roof Work

Found NO permits for this type of work.

6.2
YEARS AGO



Last Remodel Work

Found 1 permits for this type of work.

AT LEAST
19
YEARS AGO



Last Electrical Work

Found NO permits for this type of work.

AT LEAST
19
YEARS AGO



Last Plumbing Work

Found NO permits for this type of work.

6.2
YEARS AGO



Last Mechanical Work

Found 1 permits for this type of work.

AT LEAST
19
YEARS AGO



Last Pool Work

Found NO permits for this type of work.

0

FOUND



Damage-related Work

Found NO permits relating to damage

1

FOUND



Repair/Replace Work

Found 1 permits relating to repair/replace

BuildFax searched its national database of building permits, and identified the following permit-issuing authority for

City of Orlando, Economic Development Department, Permitting Services
400 South Orange Ave. 1st Floor
Orlando, FL 32802-4990
(407) 246-2271

No other permit records found between Feb 01, 2000 and Mar 29, 2019.

BuildFax matched [REDACTED] to the following address from the source shown above: [REDACTED], . Please see the last page of this report for additional information and disclaimers.







Report Serial Number: [REDACTED]



PERMIT RECORDS

Below are the details on all permits found on this property.

2013

Permit #: MEC2013-00950		  
Permit type preferred:	Mechanical	Issued date: Apr 16, 2013
Proposed use:	Residential 1 & 2	Status date: Apr 16, 2013
Work class:	Repair/Replace	
Job Cost:	\$ 6,955.00	
Contractors		
		



[REDACTED]

ADDENDUM

BY EVALUATING THE DATA CONTAINED ON THE SITE, THE EVALUATING PARTY AGREES TO BE BOUND BY THE TERMS OF USE AND ACKNOWLEDGES THAT SUCH AGREEMENT CONSTITUTES A BINDING CONTRACT BETWEEN THE EVALUATING PARTY AND BUILDERADIUS, DBA BuildFax.com.

Report Serial Number: [REDACTED]

Report Generated on 25th June 2019 08:28AM EDT

This report will be available for approximately 180 days from the date shown above.

Permalink: [REDACTED]



HVAC & WATERHEATER SURVEY – 2018



APPROXIMATE LIFE EXPECTANCIES IN YOUR AREA

LOCATION	NORTH	CENTRAL	SOUTH
Air-Handler	15yr to 20yr	10yr to 15yr	10yr to 15yr
Condensing Unit	10yr to 15yr	10yr to 15yr	10yr to 15yr
Heat-Pump	10yr to 15yr	10yr to 15yr	10yr to 15yr
Furnace	20yr to 25yr	10yr to 15yr	10yr to 15yr
Water-Heater	15yr to 20yr	10yr to 15yr	10yr to 15yr
Tankless Water-Heater	15yr to 20yr	10yr to 15yr	10yr to 15yr

FLORIDA AVERAGE IN YEARS

Air-Handler	15yr
Condensing Unit	12yr
Heat-Pump	12yr
Furnace	17yr
Water-Heater	15yr
Tankless Water-Heater	15yr



ROOF SURVEY – 2018



APPROXIMATE LIFE EXPECTANCIES IN YOUR AREA

LOCATION	NORTH	CENTRAL	SOUTH
Three Tab Shingles	15yr to 20yr	10yr to 15yr	10yr to 15yr
Dimensional Shingles	20yr to 25yr	20yr to 25yr	15yr to 20yr
Flat Concrete Tiles	20yr to 25yr	25yr to 30yr	20yr to 25yr
S Concrete Tiles	20yr to 25yr	25yr to 30yr	20yr to 25yr
Clay Spanish Tile	20yr to 25yr	25yr to 30yr	20yr to 25yr
Modified Bitumen	15yr to 20yr	10yr to 15yr	10yr to 15yr
Metal	25yr to 30yr	25yr to 30yr	25yr to 30yr
Membrane	15yr to 20yr	10yr to 15yr	10yr to 15yr

FLORIDA AVERAGE IN YEARS

Three Tab Shingles	15yr
Dimensional Shingles	20yr
Flat Concrete Tiles	25yr
S Concrete Tiles	25yr
Clay Spanish Tile	25yr
Modified Bitumen	15yr
Metal	27yr
Membrane	15yr

OVERALL ROOF AVERAGE IN FLORIDA: 19yrs



KITCHEN APPLIANCES SURVEY – 2018



APPROXIMATE LIFE EXPECTANCIES IN YOUR AREA

LOCATION	NORTH	CENTRAL	SOUTH
Oven-Range	10yr to 15yr	10yr to 15yr	10yr to 15yr
Range Hood	10yr to 15yr	10yr to 15yr	10yr to 15yr
Microwave	10yr to 15yr	10yr to 15yr	10yr to 15yr
Sink Disposal	10yr to 15yr	10yr to 15yr	10yr to 15yr
Dishwasher	10yr to 15yr	10yr to 15yr	10yr to 15yr
Refrigerator	10yr to 15yr	10yr to 15yr	10yr to 15yr
Clothe Washer	10yr to 15yr	10yr to 15yr	10yr to 15yr
Clothe Dryer	10yr to 15yr	10yr to 15yr	10yr to 15yr

FLORIDA AVERAGE IN YEARS

Oven-Range	12yr
Range Hood	12yr
Microwave	12yr
Sink Disposal	12yr
Dishwasher	12yr
Refrigerator	12yr
Clothe Washer	12yr
Clothe Dryer	12yr